

## **MINUTES**

### **SAN DIEGO COUNTY PLANNING COMMISSION**

**Regular Meeting – April 30, 2004**

**DPLU Hearing Room, 9:00 a.m.**

**The meeting convened at 9:00 a.m. and adjourned at 9:20 a.m.**

#### **ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Kreitzer, Miller

**Commissioners Absent:** Edwards, Woods

**Advisors Present:** Taylor

**Staff Present:** Pryor, Vokac, Murphy, Sibbet,  
Bunnemeyer, Sinsay, Margaret Owens  
(Recording Secretary)

Note: Commissioner Brooks arrived and took his place on the dais at 9:14 a.m.

#### **1. Director's Report:**

There was no Director's Report.

#### **Narconon Status Report**

**Staff Presentation:** Bunnemeyer

Commissioner Beck asked what type of plans Narconon was suppose to submit by April 28, 2004? Mr. Bunnemeyer replied that the applicant was to submit building plans for the electrical permit. The applicant submitted all of the documents by April 18, 2004 for the previous violations. However, he did not get his electrical permit approved.

Chet Kalinoska, 34965 Old Highway 79, Warner Springs, California

Mr. Kalinoska said the Board of Supervisors conditionally approved the Major Use Permit (P01-020) for Narconon on December 11, 2002. When the Department of Planning and Land Use (DPLU) staff reviewed the facility for the six months review, Narconon was issued an administration warning (8439). Narconon was to submit plans for an Electrical Permit for

improvement of parking lot lighting and structure lighting by August 5, 2003. It is now eight months later and the lights are still on all night.

Commissioner Beck asked staff to comment on the lighting issue. Mr. Bunnemeyer said the lighting violation issues were addressed according to Mr. Doty, Code Enforcement Officer. A summary report was received stating that the violation had been resolved.

Commissioner Beck asked staff if it was the type of lights or the time that the lights were on, or was it a collection of things associated with the Dark Sky Ordinance that Mr. Kalinoska was concerned about. Mr. Bunnemeyer replied that it was the type of lighting that Narconon was using.

Commissioner Beck commented that Mr. Kalinoska said the code violation has not been corrected and staff has indicated that it has been corrected. He commented that there is two different interpretations of the violation.

Commissioner Brooks said there are two issues, the direction of the lights and the timing of the lights.

Robert Doty, Code Enforcement Officer

Mr. Doty said Narconon facility was in violation of the Light Trespass Ordinance. In Narconon's attempts to obtain an electrical permit to change out the entire lighting system to comply with the Ordinance and the Major Use Permit requirement, they did have a change of use for the structures for the buildings so they were unable to get their electrical permit.

Commissioner Beck asked why the lighting issues and the electrical permit could not be separate issues if they were conditions of the Major Use Permit.

The lighting issues were identified when Narconon applied for an electrical permit to meet the lighting requirements.

Commissioner Beck asked Mr. Doty how he found out about the violation of the lighting. Mr. Doty responded that when he issued the administrative warning he was not aware of the lighting violation. The Department of Planning and Land Use staff became aware of the lighting violation when Narconon applied for an electrical permit.

Gary Pryor, Director, DPLU

Mr. Pryor said the standard procedure for the Department when there is a violation is to withhold all other permits until the violation is corrected. He said the two issues, the lighting and the use occupancy could be separated.

Commissioner Beck asked if this could happen today. Mr. Pryor replied that the lighting issue could be resolved today.

Commissioner Beck would like staff to report back in 6 months and give the Planning Commission a status report on Narconon.

**2. Public Requests:**

**Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.**

There were no requests to speak.

**3. Approval of Minutes:**

**Action:** Kreitzer – Day

Approval of the minutes of April 16, 2004.

Ayes:	4 -	Beck, Day, Kreitzer, Miller
Noes:	0 -	0
Abstain:	0 -	0
Absent:	3 -	Brooks, Edwards, Woods

**4. AT&T Wireless Communications Facility; An Appeal of a Minor Use Permit, ZAP 03-013, Jamul/Dulzura Community Planning Area**

This is an appeal filed by Glyn Rae Stables, Inc of the Zoning Administrator's decision of February 3, 2004, to approve the Minor Use Permit (ZAP 03-013) for a wireless telecommunication facility. The proposal is to construct a telecommunication facility consisting of six antennas in three sectors and a microwave antenna all flush-mounted on an existing 56-foot high grain silo with a wood shed to house four outdoor equipment cabinets on an 8-foot by 17-foot concrete pad. The antennas will be painted to match the grain silo. The lease area is 8 feet by 17 feet. The antennas will be painted to match the color of the grain silo. The wood shed for the equipment cabinets will resemble and be painted to match existing accessory structures on the property. This telecommunication facility is classified as a Minor Impact Utility pursuant to Sections 1355 and 2724b of the Zoning Ordinance. Approval of a Minor Use Permit is required to locate within the A72 General Agricultural Use Zone. The County of San Diego General Plan designates the site as (18) Multiple Rural Use. This project was submitted prior to the adoption of the new Wireless Telecommunication Facility Ordinance on May 30, 2003. The project is not subject to the new Ordinance.

**Staff Presentation:** Murphy

**Proponents:** 0; **Opponents:** 0

**Action:** Miller - Day

Accept the letter requesting withdrawal of the appeal.

Ayes:	4 -	Beck, Day, Kreitzer, Miller
Noes:	0 -	0
Abstain:	0 -	0
Absent:	3 -	Brooks, Edwards, Woods

**5. AT&T Wireless Services off of Japatul Lane, Major Use Permit P03-081, Alpine Community Plan Area**

This project is for a telecommunication facility consisting of six panel antennas and one microwave antenna and associated ground equipment. All the antennas will be mounted to the side and around the top of an existing water tank. The antennas and the metallic tank will be painted forest green to minimize the visual impact. The associated equipment will be located inside a 200-square foot walled area nearby the tank. The facility will be unmanned and approximately one to two visits per month by a maintenance vehicle are anticipated. This telecommunication facility is classified as a Minor Impact Utility pursuant to Section 1350 of the Zoning Ordinance and pursuant to Section 2725b of the Zoning Ordinance; approval of a Major Use Permit is required to locate within the A72, General Agricultural Use Regulation. Section 6985 of the Zoning Ordinance has classified this project as a Tier 4 Wireless Project. The General Plan designates this site as (23) National Forest/State & Regional Park.

**Staff Presentation:** Sibbet

**Proponents:** 1; **Opponents:** 0

This item was approved on consent.

**Action:** Day - Kreitzer

Grant Major Use Permit P03-081 that makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State Law.

Ayes:	4 -	Beck, Day, Kreitzer, Miller
Noes:	0 -	0
Abstain:	0 -	0
Absent:	3 -	Brooks, Edwards, Woods

**6. Sprint PCS: Major Use Permit P03-093, San Dieguito Community Planning Group**

This is a request for a Major Use Permit to authorize the co-location and use of an unmanned wireless communications facility. The proposed facility will co-locate with one existing telecommunication facility (Verizon) and consists of six-panel antennas flush mounted to an existing water tank. The proposed equipment shelter will be southeast of the existing water tank, next to the existing Verizon equipment shelter. The General Plan Land Use Designation is (21) Specific Plan (4S Ranch) and the Use Regulation is S88 (Specific Plan Area).

**Staff Presentation:** Bunnemeyer

**Proponents:** 1; **Opponents:** 0

This Item was approved on the consent agenda.

**Action:** Day - Kreitzer

Grant Major Use Permit P03-093 that makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance.

Ayes:	4 -	Beck, Day, Kreitzer, Miller
Noes:	0 -	0
Abstain:	0 -	0
Absent:	3 -	Brooks, Edwards, Woods

**7. Report on actions of Planning Commission's Subcommittees:**

There were none.

**8. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

None

**9. Discussion of correspondence received by the Planning Commission:**

There was none.

**10. Scheduled Meetings:**

May 14, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
May 28, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
June 11, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
June 25, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
July 9, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
July 23, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
August 6, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
August 20, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
September 3, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
September 17, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
October 1, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
October 15, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
October 29, 2004	Planning Commission Workshop, DPLU Hearing Room, 9:00 a.m.
November 5, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
December 3, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.
December 17, 2004	Regular Meeting, DPLU Hearing Room, 9:00 a.m.

There being no further business to be considered at this time, the chairperson adjourned the meeting at 9:20 a.m. to 9:00 a.m. on May 14, 2004 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.